

**ORDINANCE NO. 2001-37-CM**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA, TO REZONE REAL ESTATE,  
FROM R1 TO GB.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE  
COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wea Township, Tippecanoe County, Indiana, to wit:

A parcel of land in the Southeast quarter of the Northeast quarter of section seven (7) Township twenty-two (22) North, Range four (4) West, described more particularly as follows:

Beginning at a point six hundred sixty-seven (667) feet West and one hundred twenty-five (125) feet north of the intersection of the East and West half section line of aforesaid section and the center line of State Road No. 43; thence North three hundred forty-two (342) feet; thence east six hundred thirty-seven (637) feet to the west right of way line of State Road No. 43; thence in a southerly direction along said West right-of-way line three hundred forty-two (342) feet; thence West six hundred thirty-seven (637) feet to the place of beginning, containing five (5) acres, more or less, not including 24/100 (.24) acres of right-of-way to center line of State Road No. 43, in front of property entire length east side. Located in Wea Township, Tippecanoe County, Indiana.

ALSO:

A part of the Southeast quarter of the Northeast quarter and part of the North half of the Southeast quarter of Section seven (7), Township twenty-two (22) North, Range four (4) West, containing .26 acres, more or less, and located in Wea Township, Tippecanoe County, Indiana.

Beginning at a point sixty-seven and 6/10 (67.6) feet South of the half Section line of Section seven (7) and the center line of State Road 43; thence North one hundred eighty-seven and 1/10 (187. 1) feet along the center line of said State Road; thence West five hundred twenty-four and 5/10 (524.5) feet; thence South two hundred sixteen (216) feet; thence East two hundred twenty-one (221) feet; thence to the point of beginning along a straight line which bears five (5) degrees twenty-five (25) minutes North of East; BUT EXCEPTING THEREFROM a tract of 0.12 acres taken off the East side thereof for State Road 43; AND ALSO EXCEPTING THEREFROM a tract of 0.096 acres, more or less described as commencing at the Southeast corner of the Northeast quarter of said Section; thence South one (1) degree fifty-six (56) minutes thirty-four (34) seconds East sixty-seven and 60/100 (67.60) feet along the East line of said Section and the approximate center line of U.S.R. 231 (formerly known as S.R. 43); thence South eighty-two (82) degrees thirty eight (38) minutes twenty-six (26) seconds West thirty and 13/100 (30.13) feet to the point of beginning of this description, which is on the West boundary U.S.R. 231; thence continuing South eighty-two (82) degrees thirty-eight (38) minutes twenty-six (26) seconds West twenty-two and 10/100 (22.10) feet; thence North one (1) degree fifty-six (56) minutes thirty-four (34) seconds West one hundred ninety two and 3/100 (192.03) feet; thence North eighty-eight (88) degrees three (3) minutes twenty six (26) seconds East twenty-two (22) feet to the West boundary of U.S.R. 231; thence South one (1) degree fifty six (56) minutes thirty-four (34) seconds East one hundred eighty-nine and 94/100 (189.94) feet along the West boundary of U.S.R. 231 to the point of beginning.

Containing in all after said exceptions 2.294 acres, more or less, and located in Wea Township, Tippecanoe County, Indiana.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of the Northeast Quarter and a part of the Northeast Quarter of the Southeast Quarter of Section 7, Township 22 North, Range 4 West of the Second Principal Meridian, Tippecanoe County, Indiana, and intending to be all that tract of land described in Document Number 91-20683, lying within the proposed right of way lines of Parcel 8 as depicted on the Route Survey Plat for Projects STP-7879() and STP-L370() recorded in Document Number 9604667 in the Office of the Recorder of the aforesaid County, and described as follows:

Commencing at a Berntsen monument marking the northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 7; thence South 01 degree 56 minutes 34 seconds East 20.605 meters (67.60) feet along the east line of said quarter quarter section; thence South 82 degrees 3 8 minutes 04 seconds west 15.921 meters (52.23 feet) to the intersection of the west

boundary of U.S.R. 231 (formerly known as S.R. 43) and the southern line of the owners' land and being the POINT OF BEGINNING of this description; thence continuing South 82 degrees 38 minutes 04 seconds West 77.075 meters (252.87 feet) along said southern line to a corner of the owners' land; thence South 88 degrees 13 minutes 57 seconds West 67.272 meters (220.71 feet) (221 feet by Document Number 91-20683) along the south line of the owners' land to the southwest corner thereof; thence North 01 degree 58 minutes 32 seconds west 62.107 meters (203.76 feet) along the west line of the owners' land; thence South 85 degrees 15 minutes 39 seconds East 22.159 meters (72.70 feet); thence North 89 degrees 01 minutes 43 seconds East 115.000 meters (377.30 feet); thence North 59 degrees 12 minutes 33 seconds East 8.044 meter (26.39) feet to the west boundary of said U.S.R. 231; thence South 01 degree 56 minutes 34 seconds East 54.382 meters (178.42 feet) along said west boundary to the point of beginning and containing 0.823 hectares (2.034 acres), more or less.

All bearings in this description are based on the bearing system of Projects STP-7879() and STP-L370().

Section 2. The real estate described above should be and the same is hereby rezoned from **R1** to **GB**.

Section 3. This ordinance shall be in full force and effect from and after its passage.

(Adopted and passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 5<sup>th</sup> day of November, 2001.

VOTE:

No

\_\_\_\_\_  
Ruth E. Shedd, President

Yes

\_\_\_\_\_  
John L. Knochel, Vice President

Yes

\_\_\_\_\_  
K.D. Benson, Member

Attest: \_\_\_\_\_  
Bob Plantenga, Auditor